

001.A

0002

0024.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

885,300 / 885,300

USE VALUE:

885,300 / 885,300

ASSESSED:

885,300 / 885,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
24		THORNDIKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KOBASLIJA MURIS	
Owner 2: KOBASLIJA SARAH	
Owner 3:	
Street 1: 24 THORNDIKE ST	
Street 2:	

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: TABLER RICHARD N SR/ ESTATE -
Owner 2: -
Street 1: 22 THORNDIKE ST
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Stucco Exterior and 2046 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

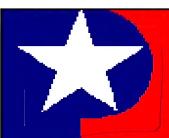
LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 8245
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	882,000	3,300		885,300	
Total Card	0.000	882,000	3,300		885,300	Entered Lot Size
Total Parcel	0.000	882,000	3,300		885,300	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 432.70	/Parcel: 432.70		Land Unit Type:

User Acct
313036
GIS Ref
GIS Ref
Insp Date
05/09/18

**USER DEFINED**

Prior Id # 1: 705
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 21:29:31
Last Rev
Date Time
06/23/20 10:18:52
danam
15855
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	882,000	3300	.		885,300		Year end	12/23/2021
2021	102	FV	855,500	3300	.		858,800		Year End Roll	12/10/2020
2020	102	FV	751,000	3300	.		754,300	754,300	Year End Roll	12/18/2019
2019	102	FV	697,600	3300	.		700,900	700,900	Year End Roll	1/3/2019
2018	102	FV	615,900	3300	.		619,200	619,200	Year End Roll	12/20/2017
2017	102	FV	560,600	3300	.		563,900	563,900	Year End Roll	1/3/2017
2016	102	FV	547,700	3300	.		551,000	551,000	Year End	1/4/2016
2015	102	FV	463,900	3300	.		467,200	467,200	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TABLER RICHARD	116-148		8/22/2011	Family	443,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	626	Solar Pa	24,975	C				
1/31/2019	146	Dormers	170,000	O				

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/23/2020	Permit Visit	DGM	D Mann
5/9/2018	Measured	DGM	D Mann
8/29/2013	Info Fm Plan	BR	B Rossignol
1/24/2012	NEW CONDO	BR	B Rossignol
11/22/2011	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	99 - Condo Conv	
Sty Ht:	1A - 1 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	6 - Stucco	
Sec Wall:	1 - Wood Shingl	25 %
Roof Struct:	1 - Gable	
Roof Cover:	2 - Slate	
Color:	GREEN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average	GLA=1773 SFT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 3	Baths: 1
	HB: 1		

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1914
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G21
Fact:	.
Const Mod:	
Lump Sum Adj:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.00000000
Name:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	26.4 %	

**CALC SUMMARY**

Basic \$ / SQ:	305.00
Size Adj.:	1.16319644
Const Adj.:	1.08139169
Adj \$ / SQ:	383.651
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1198329
Depreciation:	316359
Depreciated Total:	881970
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	1.00
Special Features:	0
Final Total:	882000
Val/Su Net:	431.09
Val/Su SzAd	431.09

**PARCEL ID**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1940	27.50	T	40	102			3,300			3,300

**SKETCH**

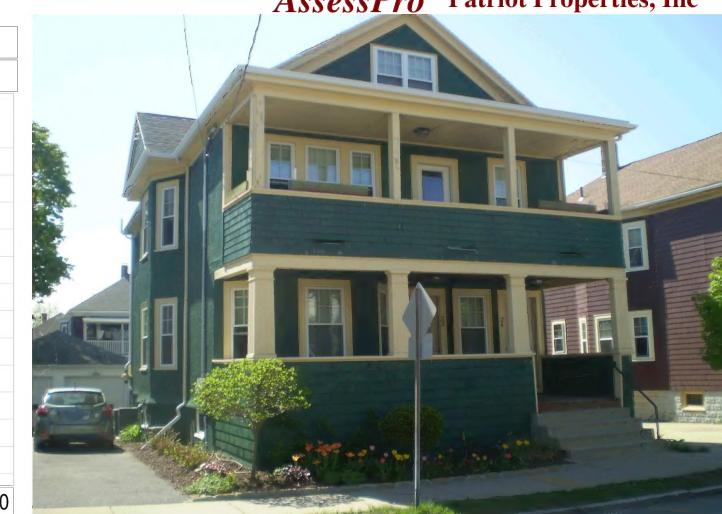
UnSketched SubAreas:  
GLA: 2046,

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 3	Baths: 1
	HB: 1		

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1
	7
	3

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	2,046	383.650	784,949					
Net Sketched Area:	2,046		Total:	784,949					
Size Ad	2046	Gross Area	2046	FinArea	2046				

**IMAGE**

**AssessPro Patriot Properties, Inc**